

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

AUGUST 3, 2018



## DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

| DEVELOPMENT NAME AND LOCATION  | PENDING ZONING OR SUBDIVISION APPLICATIONS   | PLAN COMMISSION REVIEW DATE  | PLANNING & DEVELOPMENT CMTE. REVIEW DATE                      | CITY COUNCIL ACTION DATE      | STATUS   |
|--|--|--|---|-------------------------------|--|
| <b>Main Street Commons PUD</b><br>Main St. & Kirk Rd.<br>Modification to signs and landscaping<br>(RC)   | <ul style="list-style-type: none"> <li>• PUD Minor Change</li> <li>• Special Use (PUD Amendment)</li> </ul>  | PH held and closed, approved 7-17-18                               | Scheduled 8-13-18   |                               |  |
| <b>Tyler &amp; 64 PUD</b><br>Lot 2- 157 S. Tyler Rd.<br>Proposed salon suites<br>(EJ)  | <ul style="list-style-type: none"> <li>• Minor Change to PUD Application</li> <li>• Special Use (PUD Amendment)</li> </ul>   | Special Use PH held and closed, approved 7-17-18                   | Minor Change Approved 7-9-18<br>Special Use Scheduled 8-13-18 | Minor Change Approved 7-16-18 |  |
| <b>Smith Road Estates</b><br><b>NW Corner of Smith Rd. &amp; Pheasant Trail</b><br>16 single family lots<br>(EJ)                                       | <ul style="list-style-type: none"> <li>• Annexation</li> <li>• Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Prelim. Plan</li> <li>• Final Plat of Sub.</li> <li>• PUD Final Plan</li> </ul> | PH held and continued 7-17-18;<br>Continued PH<br>Scheduled 8-7-18 |   |                               |  |
| <b>Legacy Business Center PUD- East Side Retail Center</b><br>Commercial outlots along Kirk Rd.<br>(RC)  | <ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• Preliminary Plan</li> </ul>  |  |   |                               | Review comments provided. Waiting for additional information from applicant. |
| <b>Lexington Club PUD</b><br>North of Dean/State St, South of RR, between 5 <sup>th</sup> & 12 <sup>th</sup> Streets<br>107 single family lots<br>(RC) | <ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>   | PH held and closed, Approved 3-17-15                               |   |                               | Applicant has requested additional time before P&D Committee consideration.  |

**GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE**

| APPLICATION                         | APPLICATION FILED BY | PLAN COMMISSION REVIEW DATE          | PLANNING & DEVELOPMENT CMTE. REVIEW DATE | CITY COUNCIL ACTION DATE | STATUS |
|-------------------------------------|----------------------|--------------------------------------|--|--------------------------|--------|
| Health/Fitness Clubs in BL District | Michael Sarraco      | PH held and closed, approved 7-17-18 | Scheduled 8-13-18                        |                          |        |
| Small Cell Wireless Facilities      | City of St. Charles  | PH scheduled 8-7-18                  |  |                          |        |

**FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING**

| DEVELOPMENT NAME AND LOCATION  | PLAN COMMISSION REVIEW DATE             | PLANNING AND DEVELOPMENT CMTE. REVIEW DATE   | CITY COUNCIL APPROVAL DATE               | FINAL PLAT RECORDING DEADLINE | STATUS  |
|--|---|--|--|-------------------------------|---|
| <b>Leroy Oakes Resubdivision</b><br>2475 Dean St.<br>1 lot resubdivision for Valley Ambulatory                                   | N/A                                     | Scheduled 8-13-18                            |  |                               | Under review.   |
| <b>1835-1855 Wallace Ave.</b><br>1 lot subdivision<br>Consolidate two lots   | Approved 6-5-18                         | Approved 6-11-18                             | Approved 6-18-18                         |                               | Mylar to be submitted for signatures.   |
| <b>Cityview</b><br>895 Geneva Rd.<br>4-lot single-family subdivision   | N/A                                     | Approved 6-11-18                             |  |                               | Applicant to submit revised plans prior to City Council approval.                     |
| <b>Prairie Center</b><br>-Mixed Use redevelopment of - former St. Charles Mall site<br>Resubdivision of Lot 5                    | Approved 1-9-18<br><br>Approved 6-19-18 | Approved 1-16-18<br><br>Approved 7-9-18      | Approved 1-22-18<br><br>Approved 7-16-18 |                               | Revised Final Engineering plans received, under review.                               |
| <b>Crystal Loft Townhomes</b><br>214 S. 13 <sup>th</sup> Ave.<br>Redevelop Lamp Factory building and site into 14 townhome units | Approved 11-7-17                        | Approved 11-13-17                            |  |                               | Final Plat to be submitted for City Council approval.                                 |
| <b>Parkside Reserves</b><br>1337 Geneva Rd.<br>Three lot townhome subdivision;<br>1 building, 3 townhome units                   | Approved 9-19-17                        | Approved 10-9-17;<br>IGA approved<br>5-14-18 | Approved 5-21-18                         |                               | City of Geneva to sign IGA. Final Plat of Subdivision to be submitted for signatures. |

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

| DEVELOPMENT NAME AND LOCATION  | PROJECT DESCRIPTION  | STATUS   |
|--|--|--|
| <b>Meijer Outlot Development</b><br>SW corner of Rt. 38 & Randall Rd.                        | PUD Plan approved by City Council.<br>3 commercial buildings on outlot in Meijer parking lot                                       | Shell permit for restaurant building and two tenant building under review.   |
| <b>St. Charles Police Station</b><br>1515 W. Main St.  | New police facility at former Valley Shopping Center location  | Under review.  |
| <b>Valley Ambulatory</b><br>2475 Dean St.  | 23,000 sf surgery center at Leroy Oaks Business Park   | Under review.  |
| <b>First Street Building 2</b><br>50 S. 1 <sup>st</sup> St. 5 story mixed use building       | PUD Plan approved by City Council.<br>Historic Pres. COA approved 3-21-18.   | Footing and foundation permit issued.<br>Full building plans under review.   |
| <b>First Street Building 3</b><br>10 Illinois St.<br>5 story mixed use building              | PUD Plan approved by City Council 9-6-16.<br>Minor Change approved 2-21-17.<br>Historic Pres. COA approved 9-7-16, Revised 2-1-17. | Shell permit issued, under construction.<br>Build out permits issued for Sterling Bank, OnPath Financial.<br>Final Occupancy issued for Breckenridge Insurance |
| <b>510 S. Tyler Road</b><br>Ryder Truck Rental Inc.  | 28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility                                      | Pre-Occupancy meeting held 7-19-18<br>Final inspections underway.  |
| <b>410 S. Kirk Rd.</b><br>Smithfield Foods   | 30,000 square foot addition  | Temporary Certificate of Occupancy issued.   |
| <b>4058 E. Main St.</b><br>Silverado   | 47,500 square foot senior living and memory care community   | Temporary Certificate of Occupancy issued.<br>Final Inspections ongoing.   |
| <b>157 S. Tyler Rd.</b><br>Fiore Salon Suites  | 5,100 square foot Salon Suites in Tyler & 64 Bus. Pk.<br>Zoning applications filed and pending.                                    | New permit submitted for Salon Suites.   |
| <b>Anthem Heights</b><br>Corporate Reserve PUD   | PUD Plan approved by City Council<br>Residential development of 78 single-family homes   | Project under construction.  |
| <b>Prairie Winds</b><br>Bricher Rd., west of Lowe's  | PUD Plan approved by City Council<br>Residential development of 250 apartment units.   | Project under construction.  |
| <b>Prairie Center</b><br>27 acres north of Rt. 38, south of Prairie St., east of Randall Rd. | PUD Plan approved by City Council<br>Mixed-use development on former St. Charles Mall  | Footing and foundation permits issued for Residential buildings E and F2 (immediately east of the roundabout)  |
| <b>Crystal Lofts Townhomes</b><br>NE corner of 13 <sup>th</sup> & Indiana Ave.               | PUD Plan approved by City Council<br>14 townhomes; 9 in existing bldg., 5 in new addition  | Review comments provided, resubmittal needed.<br>Developer working on modifications to plans.  |
| <b>1601 S. 14<sup>th</sup> St.</b><br>Outlot next to CVS                                     | PUD Plan approved by City Council<br>2,700 sf. restaurant building   | Revised plans submitted, under review.   |

|   |                              |               |
|---|------------------------------|---------------|
| <b>1337 Geneva Rd.</b><br>Parkside Reserves | Three-unit townhome building | Under review. |
|---|------------------------------|---------------|